



## OFFERS IN REGION OF £450,000

THE CAYLEY ARMS, HIGH STREET, BROMPTON-BY-SAWDON, SCARBOROUGH, YO13 9DA

- Freehold Pub
- Renovation Required
- Village Location
- Outbuildings And Car Park

FORMERLY THE HUB OF THE VILLAGE, A SUPERB OPPORTUNITY TO PURCHASE THIS LARGE FREEHOLD PUBLIC HOUSE IN THE BEAUTIFUL VILLAGE OF BROMPTON BY SAWDON. STRIPPED BACK TO A SHELL, WITH SOME MAJOR WORKS ALREADY COMPLETED ALLOWING THE FUTURE OWNER AN ALMOST BLANK CANVAS TO START FROM.



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AGENTS

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



TOTAL FLOOR AREA : 3824 sq.ft. (355.2 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Property Description

FORMERLY THE HUB OF THE VILLAGE, A SUPERB OPPORTUNITY TO PURCHASE THIS LARGE FREEHOLD PUBLIC HOUSE IN THE BEAUTIFUL VILLAGE OF BROMPTON BY SAWDON. STRIPPED BACK TO A SHELL, WITH SOME MAJOR WORKS ALREADY COMPLETED ALLOWING THE FUTURE OWNER AN ALMOST BLANK CANVAS TO START FROM. Large car park, an array of outbuilding which could also with the necessary permissions create further accommodation and garden.

### GROUND FLOOR

ENTRANCE HALL

REAR BAR  
 45' x 15' 3" (13.72m x 4.65m)

MIDDLE BAR  
 29' 2" x 17' (8.89m x 5.18m)

FRONT BAR  
 18' 6" x 15' 3" (5.64m x 4.65m)

### FIRST FLOOR

LANDING

INNER HALL

BEDROOM  
 15' x 9' 6" (4.57m x 2.9m)

BATHROOM  
 9' 9" x 8' 4" (2.97m x 2.54m)

KITCHEN  
 15' 2" x 10' 6" (4.62m x 3.2m)

LOUNGE  
 15' 2" x 14' 2" (4.62m x 4.32m)

BEDROOM  
 11' 5" x 7' 4" (3.48m x 2.24m)

BEDROOM  
 15' 6" x 10' 6" (4.72m x 3.2m)

SHOWER ROOM

WC

AIRING CUPBOARD

### SECOND FLOOR

LANDING

BEDROOM  
 21' x 15' 9" (6.4m x 4.8m)

BEDROOM  
 16' 8" x 16' 6" (5.08m x 5.03m)

### OUTSIDE

GARDEN

CARPARK

OUTBUILDINGS